

Summary of March 10, 2010 Neighborhood Meeting

Study Areas: Route 3 from Hulls Cove to Intersection with West Street & Residential Area south of Downtown Bar Harbor.

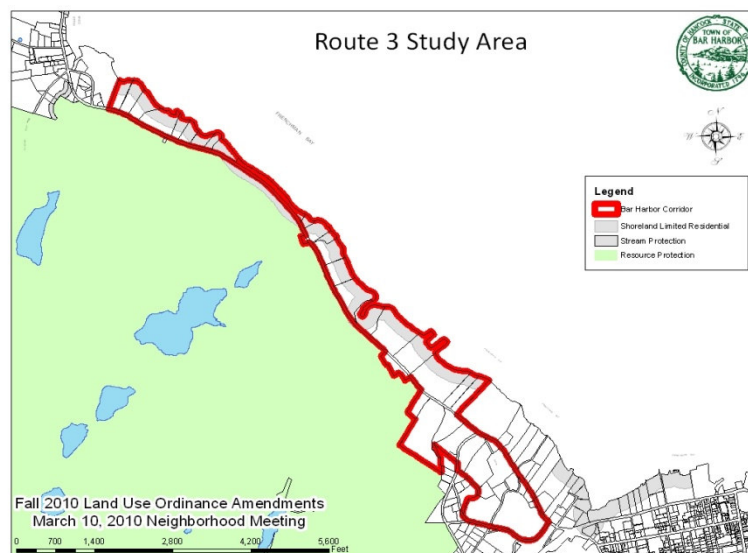
Overview:

While the public turn out for this meeting was small, the discussion was productive and insightful. Attendees were generally in agreement that the two study areas are ideal for growth and development, a notion which aligns with the Future Land Use Plan contained in the Comprehensive Plan. However, there was also agreement that any growth and development must complement the highly scenic nature of both these areas.

Summary of Comments for Route 3 Study Area:

Comments centered on several important aspects of this area: 1) its visual importance as the primary entry point for visitors to Acadia National Park and downtown Bar Harbor and, 2) the numerous large scale transient accommodations that are situated in this area. Several key points in terms of change were noted during the discussion which include:

- This area would be ideal for the development of boat and recreational facilities which would provide direct access to the water. In this same vein, the Town should assess the pros and cons to purchasing oceanfront land for the development of park land which would provide direct access to the water.
- Setbacks and lot coverage should be analyzed and possibly revised. The Bar Harbor Corridor only allows for 25% lot coverage. If this area is to grow and maintain economic viability, this standard should be larger. The presence of Town water and sewer contribute to the notion that this area is suitable for growth.
- Uses should be analyzed and perhaps added. For example, traditional sit-down restaurants are not allowed, but “take out” restaurants are.
- Route 3 should be improved with better multimodal access. Its current state of disrepair reflects poorly on Bar Harbor as a welcoming community.
- Concern was expressed for stormwater runoff and its impact on Frenchman’s Bay. The LUO standards should be analyzed and possibly strengthened.



Summary of Comments for Residential Study Area:

Discussion of this area centered on concerns regarding future growth of the Jackson Lab. Attendees were also receptive to limited expansion of commercial uses and more dense residential development where Town sewer and water are available. Several key points in terms of change were noted during the discussion:

- Should the Lab expand outward (maintain same height, but add to footprint area) or upward (maintain the footprint area, but allow buildings to become taller)? There was agreement that the visual impact of the Lab should be mitigated whenever feasible due to its proximity to Acadia National Park.
- Several attendees mentioned concerns regarding odor and noise emissions from the Lab, and asked that these impacts be better regulated in the future.
- Comments regarding the remaining residential areas focused around dimensional standards for residential and commercial development, as well as expanding the number of commercial uses in certain areas of this district.
- It was suggested the Town develop lot standards that are variable and allow more lot coverage for smaller parcels, but become more restrictive for larger lots. For example, a 10,000 square foot lot may need more than 50% lot coverage.
- Increase the number of allowable uses along the Route 3 corridor. Smaller scale hotels/cottages/cabins and office buildings which are visually compatible with the residential nature of this area may be positive.
- Consider requiring commercial development to obtain Design Review Board approval.
- Expansion of public water and sewer should be encouraged.

